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January 29, 2014

Dale Galassie
Chairman
Illinois Health Facilities Planning Board
525 West Jefferson
Springfield, Illinois 62761

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FEB 03 2014

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Dear Mr. Galassie,

PCC Community Wellness Center (PCC) is pleased to submit an annual progress report for Project #12-084 to establish a birthing center. The birthing center will be located at PCC South Family Health Center at 6201 West Roosevelt Road, Berwyn, IL 60402. We appreciate your support and are grateful for the six month extension that was granted to us to complete this project.

We are very excited to be approaching the completion of this project and look forward to submitting a final report after its completion. Thank you for your support as we collaborate to bring a new model of care to mothers and families in Illinois. Please contact me at 708-383-9786 or urso@pccwellness.org with any questions.

Sincerely,

Robert J. Urso
President & CEO

Austin Family Health Center
Erie Court Health Center
Lake Street Family Health Center
Melrose Park Family Health Center
Salud Family Health Center
South Family Health Center
Walk-In Wellness Center at NAH
Walk-In Wellness Center at WSMC
West Town Family Health Center

5425 W. Lake Street
1 Erie Court, Suite 6040
14 Lake Street
1111 Superior Street, Suite 101
5359 W. Fullerton Avenue
6201 W. Roosevelt Road
1044 N. Francisco Avenue
3 Erie Court, Suite 1300
1044 N. Mozart Street, Suite 100

Chicago, Illinois 60644
Oak Park, Illinois 60302
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Melrose Park, Illinois 60160
Chicago, Illinois 60639
Berwyn, Illinois 60402
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PCC Birth Center: Project Number 12-084
Annual Progress Report: Section 1130.760
February 5, 2014

1. Current status of the project:

PCC is pleased to be moving forward in the creation of our new free-standing birth center. We are excited to have passed the first phase of the initial licensure application in November 2013. The next step will be to complete additional construction projects required by the Illinois Department of Health (IDPH) to qualify for licensure. We are currently in the process of obtaining bids for these projects. Once construction has been completed, we will move forward with final interior decorating as well as equipment and supplies purchases.

We continue to work closely with the Illinois Department of Public Health to ensure that the first birth center in Illinois stands as a strong model for future centers. After initial review, IDPH has requested alterations to the facility which we are in the process of accommodating. As a result of the construction requirements, we have requested an extension for our state permit. This extension will give us an additional six months to complete the birth center by August 5, 2014. Our goal is to move as efficiently as possible in order to open our doors.

Percentage of project finished:

At this time the PCC Birth Center is approximately 85% completed.

Components finished:

As stated in our original application, the birth facility was constructed and built out prior to the submission of PCC's Certificate of Need application. The birth center includes the following spaces: Triage, two waiting areas, two birthing rooms with private toilets/showers, office, hallway with clean and dirty utility, and waiting area toilet. Rooms have finished floors, walls, ceilings, electric, and hardware. Each full bath has completed plumbing. The birth center space has a separate entrance from the clinic.

Components yet to be finished:

The following alterations will be completed to meet the state requirements for licensure. Our architect at Manske Dieckmann Thompson has compiled a summary of alterations that will be completed. Bids for the project will be returned to PCC by February 17, 2014.

- A. Building Exterior
 - Re-stripe street parking to provide for dedicated drop-off and ambulance parking
 - New awning from Birthing Center entry to back of curb
 - Lights at all entrances/exits on emergency circuits
- B. Water Service
 - Provide 1-hour rated separation at underside of stair
- C. Waiting Area
 - Replace shelving next to exterior wall with a refrigerator with ice maker
- D. Hall
 - Remove doors between sections of hallway
 - Add hand sink, recessed
- E. Consultation
 - Add Nurse Station with counter and low privacy wall
- F. Clean Utility/Soiled Utility

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- Expand closets into space currently occupied by shower located in waiting area washroom
 - Provide cabinets/counters and sinks
- G. Birthing Rooms
- Provide corner tub and tile surround in each room
 - Provide base and wall cabinets, counters, and hand sinks in each room, adjacent to toilet/shower
 - Provide Solatube from roof through second floor storage rooms for natural light in each room

As mentioned above, final décor and furnishing will be completed after construction ends.

Changes in the scope of the project and size:

There are no changes in the scope of the project or size of the project.

2. Cost incurred to date:

The total costs incurred include \$326,879 which was previously allocated to the construction of the birth center space at PCC South Family Health Center. A total of \$3,000 has been spent on furnishings. The remaining funds will be utilized to cover the IPDH requested alterations as well as to purchase furnishings and equipment. PCC is awaiting final bids for the additional alterations so that the birth center budget can be finalized.

Itemized listing of the total current estimated project costs and a comparison of those costs to the approved permit amounts:

Attached

3. The method of financing the project and sources of funds:

As described in the Certificate of Need, the costs of PCC's Birth Center Project will be covered with internal cash resources.

4. The anticipated date of completion:

The anticipated date of completion is August 5, 2014.

Current Estimated Project Costs
PCC Community Wellness Center: Permit Number 12-084
February 5th, 2014

Please note that this is an estimate of costs. Final costs will be determined once bids are received and a contractor is selected.

Description	Year 1 Projected				Current Projection 2/5/14
	Cost	# Needed	Total Cost Clinical	Total Cost Non-Clinical	Total
Birth rooms					
bed with mattresses and frame	1,500.00	2	3,000		3,000
dressers	300.00	2	600		600
bedside table	200.00	4	800		800
floor lamp	200.00	4	800		800
table lamp	100.00	2	200		200
rocking Chair/glider	200.00	2	400		400
loveseat	1,000.00	2	2,000		0
recliner	600.00	1	600		1,200
aqua doppler	700.00	2	1,400		1,400
blanket warmer	100.00	2	200		200
bassinet	300.00	2	600		600
infant scale	499.00	2	998		499
linen basket	50.00	2	100		100
birth stool	375.00	2	750		750
telephone	100.00	2	200		200
birth ball	60.00	2	120		120
equipment cart	500.00	2	1,000		1,000
microwave	100.00	2	200		200
crocker	50.00	2	100		100
stool for shower	50.00	2	100		100
hot packs (multiple)	500.00	1	500		0
sharps container dispenser	30.00	2	60		60
soap dispenser	30.00	2	60		60
glove dispenser	30.00	2	60		60
biohazard bins	30.00	2	60		60
CD/ipod deck	174.00	2	348		348
plants	100.00	2	200		0
art	1,000.00	2	2,000		2,000
tub	5,000.00	2	10,000		8,900
changing table/flat surface	500.00	2	1,000		0
linen /basic	149.00	6	894		894
comforter/pillows	179.00	6	1,074		1,074
towel sets	30.00	6	180		180
laryngoscope kit	120.00	2	240		240
oxygen tank	275.00	4	1,100		1,100
ambu bag/set up	560.00	3	1,680		1,680
O2 cylinder cart	40.00	3	120		120
infant transport blanket	100.00	3	300		300
infant 44 kb digital scale	168.69	2	337		0
aspirator	250.18	3	751		500
crash cart ox cr/manual resuscitator	389.46	1	389		389
Birth Rooms Subtotal			35,521		30,234

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Description	Year 1 Projected				Current Projection 2/5/14
	Cost	# Needed	Total Cost Clinical	Total Cost Non-Clinical	Total
Birth Kits					
instrument tray	14.05	6	84		84
umbilical scissors	2.42	6	15		15
scissors operating	6.16	6	37		37
scissors dissecting blunt	7.83	6	47		47
scissors dissecting straight	33.96	6	204		204
tissue forceps	13.86	6	83		83
ring forceps	48.00	6	288		288
mosquito forceps	5.81	6	35		35
sponge forceps	48.36	6	290		290
retractor	16.04	6	96		96
placenta basin	96.29	6	578		578
hemostats	40.00	18	720		720
needle holders	6.21	12	75		75
sponge basin	5.95	6	36		36
umbilical bands box 24	76.63	12	920		920
instrument cleaner set	45.13	6	271		271
sterilization wrap 100 case	22.38	6	134		134
<i>Birth Kits Subtotal</i>			3,912		3,913
Kitchen/Family Area					
coffee pot	40.00	1		40	40
microwave	125.00	1		125	125
tea kettle	34.00	1		34	34
refrigerator with ice dis	1,000.00	1		1,000	1,000
waste basket	30.00	1		30	30
stove	1,200.00	1		1,200	0
dishes/pots and pans	150.00	1		150	150
table/chairs	500.00	1		500	500
<i>Kitchen/Family Area Subtotal</i>				3,079	1,879

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February 5th, 2014

Description	Year 1 Projected				Current Projection 2/5/14
	Cost	# Needed	Total Cost Clinical	Total Cost Non-Clinical	Total
Office/Call room					
desk	400.00	2		800	800
desk chair	140.00	2		280	280
file cabinet	129.00	2		258	258
label maker	120.00	1		120	0
privacy screens	75.00	2		150	0
telephone services	5,000.00	1		5,000	0
fax	200.00	1		200	0
garbage can	50.00	1		50	50
sofa bed	500.00	1		500	0
book shelf	200.00	1		200	200
PC w/monitor	700.00	1		700	700
Laptop	1,700.00	2		3,400	3,400
Large printer	1,120.00	1		1,120	1,120
small printer	500.00	1		500	500
cables	8.00	4		32	32
Microsoft licenses	6,000.00	1		6,000	0
phone desk	300.00	2		600	600
phone licenses	150.00	1		150	0
phone conference	900.00	1		900	0
phone router and license	5,000.00	1		5,000	0
Wireless handsets	250.00	2		0	500
CPS/alliance license	2,890.00	1		2,890	0
<i>Office/Call Room Subtotal</i>				28,850	8,440
Exam/Triage room					
Computer	1,200	1	0		1,200
gooseneck lamp	130.00	2	260		260
lab chair	504.00	1	504		0
lab person's chair	140.00	1	140		0
microscope	600.00	1	600		0
provider stool	160.00	1	160		160
exam table	5,000.00	1	5,000		2,000
sharps container dispenser	30.00	2	60		60
fetal monitor	5,500.00	1	5,500		0
side chair	183.00	1	183		183
scale	180.00	1	180		180
vitals signs monitor	2,673.00	1	2,673		0
flags	55.00	1	55		55
door pocket	19.00	1	19		19
bulletin boards	29.00	1	29		29
changing table	200.00	1	200		0
doppler	585.00	3	1,755		0
oph/oto set	250.00	1	250		0
vitals area machine	4,595.00	1	4,595		0
<i>Exam/Triage Room Subtotal</i>			22,163		4,146

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Description	Year 1 Projected				Current Projection 2/5/14
	Cost	# Needed	Total Cost Clinical	Total Cost Non-Clinical	Total Cost
Classroom					
screen/TV	1,400.00	1		1,400	0
TV wall mount	155.00	1		155	0
computer	1,500.00	1		1,500	0
chairs	40.00	10		400	0
<i>Classroom Subtotal</i>				6,455	0
Reception Area					
educational materials	3,000.00	1		3,000	1,500
nursing station chair	700.00	1		0	700
sofa	1,000.00	1		1,000	1,000
loveseat	1,000.00	1		1,000	0
End tables	200.00	2		400	400
coffee tables	200.00	2		400	400
kid table and chairs	200.00	1		200	200
kid toy chest	200.00	1		200	200
AED	1,393.00	1		1,393	0
<i>Reception Area Subtotal</i>				4,593	4,400
Clean/Dirty Utility					
Shelves	200.00	1	200		200
medication refrigerator	250.00	1	250		250
specimen refrigerator	250.00	1	250		250
Linen basket	50.00	1	50		50
biohazard bin	42.00	1	42		42
garbage can	50.00	1	50		50
soap dispenser	30.00	1	30		30
glove dispenser	30.00	1	30		30
sharps container	30.00	1	30		30
washer/dryer unit	1,200.00	1	1,200		0
<i>Clean/Dirty Utility Rooms Subtotal</i>			2,132		932
Other Capitalized Expenses					
Fire extinguisher	300.00	1	300		300
coat hooks	41.00	3		123	123
clocks	10.00	3		30	30
flashlight	50.00	4		200	200
<i>Other Capitalized Expenses Subtotal</i>			300	353	653
Total Clinical Capitalized Expense					
			64,028		39,525
Total Non-Clinical Capitalized Expense					
				43,330	15,072
TOTAL CAPITALIZED EXPENSES			107,358		54,597
Total Fair Market Value			326,879		326,879
Total Additional Construction					52,661
TOTAL PROJECT COSTS			434,237		434,137

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Other capitalized cost is equal to PCC Birth Center fair market value. This is calculated by multiplying the Birth Center's square foot proportion of the building times the Market Value Appraisal of the entire property. The appraisal was completed February 13, 2012, and a copy is available following this page.

Market Value Appraisal of property = \$3,430,000
Birth Center square foot proportion of property = 9.53% (1765.75/18527.00)
 $9.53\% \times 3,430,000 = \$326,879$